CITY OF REDMOND RESOLUTION NO. 1372

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE USER FEE SCHEDULE FOR DEVELOPMENT SERVICES FOR THE PLANNING AND BUILDING EFFECTIVE ON THE DATE THE CITY CEASES TO USE THE PERMITS PLUS SYSTEM IN FAVOR OF THE ENERGOV SYSTEM FOR PERMIT PROCESSING

WHEREAS, Ordinance No. 1480 of the City of Redmond provides that all administrative fees will be set by Council resolution; and

WHEREAS, Resolution No. 1364, passed by the City Council on August 16, 2011, established a Planning and Building schedule of fees, charges, and penalties for various applications submitted to the City for various services and materials provided by the City; and

WHEREAS, the City Council has also determined that such fees, charges, and penalties should reflect the City's costs of providing services, and that department directors should be allowed to raise the fees administratively on an annual basis in an amount not exceeding the CPE in order to recapture the City's costs; and

WHEREAS, the department directors shall annually review the user fees, charges, and penalties in order to determine whether the same are adequate to cover the City's costs of providing the services for which the fee, charge, or penalty is collected; and

WHEREAS, after review, the department director determines that the City's costs are not adequately covered, the department director may either:

- A. Administratively increase the amount of the user fee, charge or penalty in order to cover the City's cost of providing the service; provided, that the increase shall not exceed the most recently published Consumer Price Index (CPI) Wage Earners and Clerical Workers for the Seattle-Tacoma area, as published by the U.S. Department of Labor Bureau of Labor Statistics; or
- B. If an increase greater than the CPI is necessary to cover the City's costs, the department director shall submit the increase to the City Council for approval; and

WHEREAS, in the event that the department director determines that any increase in fees, charges, or penalties is necessary at any time other than the annual review in order to cover the City's cost of providing services, such increase shall require City Council approval, whether the increase exceeds the CPI or not; and

WHEREAS, the finance department shall maintain a current listing of all user fees, charges, and penalties in the City; and

WHEREAS, whenever the department director makes administrative adjustments to fees, the Department Director must

submit the adjustments to the Finance Department no later than . December ${\bf 1}$ of each year; and

WHEREAS, the finance department shall promulgate a current listing of fees, charges, and penalties and submit the same to the Mayor for review, and after obtaining the Mayor's approval, the Finance Department will forward a copy to each department head by January 1 of the following year; and

WHEREAS, thereafter, except as adjusted by the City Council, the fees set forth on the Finance Department listing shall be those charged by the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. New Planning User Fee Schedule Adopted. The schedule of Planning fees, charges, and penalties attached to this Resolution as Exhibit 1 and incorporated herein by this reference as if set forth in full, is hereby adopted as the official fee schedule for the City of Redmond's Planning Department, provided that any fee, charge, or penalty set forth on the attached schedule for which a specific amount has been set by a section of the Redmond Municipal Code (RMC) is shown merely for convenience, is not adopted or altered by this Resolution, and shall remain governed by the appropriate section of the RMC.

Section 2. New Building User Fee Schedule Adopted. The schedule of Building Miscellaneous fees, charge, and penalties attached to this Resolution as Exhibit 2 and incorporated herein by this reference as if set forth in full, is hereby adopted as the official fee schedule for the City of Redmond's Planning Department, provided, that any fee, charge, or penalty set forth on the attached schedule for which a specific amount has been set by a section of the Redmond Municipal Code (RMC) is shown merely for convenience, is not adopted or altered by this Resolution, and shall remain governed by the appropriate section of the RMC.

Section 3. Effective Date. This resolution, and the fees adopted herein, shall become effective on the date the City ceases to use the Permits Plus system in favor of the EnerGov system for permit processing.

ADOPTED by the Redmond City Council this 7th day of February, 2012.

APPROVED:

ATTEST:

(SEAL)

FILED WITH THE CITY CLERK: February 1, 2012

PASSED BY THE CITY COUNCIL:

EFFECTIVE DATE:

RESOLUTION NO. 1372

February 7, 2012

February 7, 2012

EXHIBIT I PLANNING FEES – FORMAL PROCESS

		FORWIAL PI			
Service realist	Proposed tuited Fee	Proposed Re- Submitted Fee	tailial Plus One Resubmittel	Current initial Fee*	Current Re- Submittal Fee
Type of Application 1. 1					4-25
Administrative Design Flexibility			45.250.05	42 126 2	
Administrative Modification	\$5,399,29	N/A	\$5 399 29	1	
Attention of Geologic Hazard Area Annexation	\$8,100,75 No Charge	\$5,403.20	\$13,503.05 No Charge		
Appeals	No Charge		No Chame	No Charge	
Binding Site Plan	\$6,603.05	\$4,404.23	\$11,007,28	\$5,443,19	\$3,626.07
Boundary Line Adjustment: All Others	\$3 605.84	\$2,539.16	\$6 346.01	\$2,461.67	
Boundary Line Adjustment: SFR	\$1,895.01 \$229.181	81,263,98 N/A	\$3,160,00 \$229,18		
Christmas Tree Lot: First Year	\$229.10	N/E	\$229.IB	3,7~1.	1
Christmas Tree Lot: Annual Renewal with Same Site Plan	\$114.59	MA	\$114.59		
Conditional Use Permit	\$12,925,36	\$8 621.22	\$21.546.56		
Conditional Use - Change of Use CAO Mitigation Required: All Others	\$4.798.42 \$3.515.72	N/A R/A	\$4,798.42 \$3,515.72	\$5,331.33 \$5,933.56	
CAO Mitantion Required: SFR	52,918.00	N/A	52,918 QD	32,966 78	
Development Agreement: Concurrent with Land Use	92.910.00	10.00	32,810 00	V2.300 1	1
Entitlement (Long)	\$29,156.78	N/4	\$29 156.78		
Development Agreement: Stand Alone (Long)	529,156.78	NA	\$29.156.78	\$12,412.09	1
Development Agreement: Concurrent with Land Use Entitlement (Snort)	\$22,451,41	N/A	\$22,451.41	\$9,173.93	,
Development Agreement: Stand Alone (Short)	522,451.41	N/A	\$22.451.41		
Comprehensive Plan Amenament - MaprPolicy, or Zoning					
Code Amendment - Zoning Map Amendment Requiring a					
Comp Plan Amendment (in cycle) Essential Public Facility	No Charge \$15 371 67	\$10,252.91	No Charge \$25,624,59	No Charge \$24 046.58	
Essentials tipec ruckly	31337131	210 202.01	32302430	\$24 040.50	1
Master Sign Program or Modification to Master Sign Program	\$502 90	N/A	\$502.90		
Master Planned Development II: Stand Alone	\$11.589.73	\$7,724.34	5 19,305 07	\$6,858.23	\$4,572,38
Master Planned Development II: Associated with Site Plan Enutement (SPE)	\$3,281,12	\$2,188.54	\$5,469 63	\$2,637.78	\$1,758,60
Master Planned Development III: Stand Alone	\$12,698.29	\$9,469,76	\$21,168.05		
Master Planned Development III: Associated with Subdivision	\$3,057.61	\$2,039.43	\$5,097,04	\$2,979.34	51,986.32
Master Planned Development IV: Stand Alone	\$14,262.68	\$9,513.34	523,776.21	\$10,240.62	\$6,627,69
Master Planned Development IV: Associated to Conditional	\$3,622,37	62.412.12	66.020.10	63 630 70	\$2,626.03
Use Master Planned Development IV; Essential Public Facility	\$2,353,20	\$2,416 12 \$1,559,56	\$6,038.48 \$3,622,76	\$3,938,78 \$3,938,78	
Master Planned Development V; Stand Alone	\$12,658.29	58,469 76	\$21,168.05	\$7,746,28	
Master Planned Development V: Associated with SPE	\$4,175.17	\$2,784 84	\$5,960.01	\$6,261,45	\$4,174,55
Master Planned Development V; Associated with Conditional	22.222.22	£3.4.2.43			
Use Planned Developments	53,622.37	\$2,416,12	\$6.038.48	\$3,936,79	\$2,626.03
PRD/PC9 (stand alone)	1				
PRD/PCD (with other)					
MPRDIMPCD (stand alone)	·			<u> </u>	
MPROMPCD (with other) Pre-application Fee	No Charge		No Charge	\$273.03	
Reasonable Use Exception II	\$2,370,22	NA	\$2,370.22	\$5,485.08	
Reasonable Use Exception III: All Others	52 461 97	N/A	\$2,481.97	\$11,023 99	
Reasonable Use Exception III; SFR	\$2,423.80	N/A	52,423,80	\$5,512,00	÷
Right of Way Vacation	\$4,609.92	\$3,074.82	\$7,684.74	\$3,634.62	
SEPA Review: All Others	\$2,261 92	NIA	\$2,261,92	\$2,845.01	
SEPA Review: SFR	52,261 92	17A	\$2,261.92	\$1,422.50	
Shoreline Conditional Use Permit Shoreline Substantial Development Permit, All Other	35,693,40 \$4,354,53	\$3,797.49 \$2,904.47	59,490,89 57,259,00	\$10,082,57 \$4,569.96	
Shoreline Substantial Development Permit w/ underlying Land		251554'41	97,237,00	\$4,000.80	, <u>53,113.4C</u>
Use Entitlement	\$2,907.65	\$1,339.10	\$3,346,75	\$2,291,29	51,527,61
Shoreline Substantial Development Permit: SFR	\$2,158,56	\$1,446.43	\$3,614.99	\$2,334.98	\$1,556.73
Shoreline Variance: All Others	\$4,541,63	\$3.029.27	\$7,570.90	\$6.837.54	
Shoretine Variance: SFR Short Subdivision	\$2,081 63 \$7 279 25	\$1,588.37 \$4,855.26	\$3,770 00 \$12 134 51	\$4,418.77 \$5,717.32	\$2,945.99 \$3.811.73
Size Plan Enstrement > 6,000 square feet	\$10,450.64	\$6,970.58	\$17 421 23	\$10,551.10	
Ste Plan Entitlement < 6 000 square feet	\$9,880,57	\$6,590.34	\$16,470.51	\$5 060 25	
Special Use Permit					
< 6000 sq. ft Over 6 0000 sq. ft.				-	
Accessory Dwelling Unit (ADU)					
Change of Use					
Vending cart					
Kiesk Subdivision	510 052 47	\$6,705.00	510 757 42	£11.517.75	57.545.30
	310 002 47	10,102,001	\$18,757.46	\$11.917.35	\$7,945.30

EXHIBIT 1 PLANNING FEES – FORMAL PROCESS (Continued)

Service Name	Proposed "	Proposed Re- Submittal Fee	mittal Plus One! Resubmittal		Current	Current Re-
<u> </u>					City of Caleboar	111111111111111111111111111111111111111
Subdivision Alteration	\$7,278 33	\$4,854.55	\$12,132.98		\$4,636.10	\$3,090.89
				1982]
Subdivision Vacation	\$7,279.33	\$4 854 65	<u>512,132,98</u>	-	\$4 636.10	\$3,090 89
Temporary Use: Short Term	\$7 434.66	N/A	\$2,434.65	3 - 5	\$1,545.37	
removary osc. divery sin	V. 132.32	1	72, 24 33	35	41,54231	
Temporary Use - Long Term	S4.454.89		\$7 426 31		\$3,223.98	
Tree Removal - Single Family	No Charge		No Charge		No Charge	
Tree Removal - Alf Others	\$111.76		\$111.76		\$50.00	
Variance: All Others	5 4,336,86	N/A	5 4 336 86	8611	\$10.890.75	
Variance: SFR Willows Rose Hill Demonstration Project	\$4,336.86 \$4,597,20		\$4 336 86 \$7.663.53		\$5,445.37	
· ·	<u> </u>	V3,500 33	0 1.1530.00	11.7		
		İ				
Wireless Communication Facility Wireless Communication Facility	\$721.81 \$2,901.06		\$721.81 \$4.836.07		\$445.59	,
				4.		
Zoning Code Amendment : Map - Applicant Initiated, not part of a comprehensive plan amendment.	\$7,458.28	N/A	\$ 7.458.26	4	\$9,173,92	
					<u> </u>	
Zoning Code Amendment ; Text - Applicant initiated, not part	F14.067.50	No.	£+1 507 ±0	-	FG 173 03	
of a comprehensive plan amendment.	\$11,397.68	N/A	\$11,397.68	¥. 8	\$9,173.92	
Planned Residential Development (PRD)	N/A	\$4,362.75	\$ 4,362.75		\$15,517.02	\$10,343.59
				A 36		
Ptanned Residential Development Modification (PRD) Mod. Master Ptanned Residential Development Modification	\$5,653.88	\$3,771,14	\$9,425.01		\$9,123.68	\$6.083.17
(MPRD)	\$ 5,653,88	\$3,771.14	5 9,425,01	il.	\$12,840.21	\$2,769.64
Variance; in conjunction with an underlying Land Use Entitlement	\$797.96	N/A	\$787.96			
Reasonable Use Exception II; In conjunction with an underlying Land Use Entitlement	5442 42	N/A	5442 42). T		
Reasonable Use Exception III: In conjunction with an underlying Land Use Entitlement	\$833.57	N/A	\$833.57	 1		
Reasonable Use Exception IV: In conjunction with an underlying Land Use Entitlement	3330 67	NIA	\$330.67	÷.,		
Reasonable Use Exception V: In conjunction with an	\					
underlying Land Use Entitlement Alteration of Geologic Hazard Area: In conjunction with an	\$833.57	N/A	\$833. <u>57</u>			
Linderlying Land Use Entitlement	\$1,625:30	NIA	\$ 1,625,30	25		
Master Planned Résidential Development (MPRD) Modification: In conjunction with an underlying Land Use						л,
Entitlement ~	53,474 63	\$2,317.58	\$5.792.21		12 840 21	2,769 64
Planned Residential Development (PRD) Modification: In conjunction with an underlying Land Use Entitlement	~ \$3,474.63	\$2,317.58	\$5,792.21		9,123.68	6,083_17
Reasonable Use Exception it in conjunction with an			á			,
underlying Land Use Entitlement	\$442.42	N/A	\$442.42	200	20 201 0 2020 00 00 00	580 104 (28)(28) 21 (17) 13
Miscellaneous Requests Not Identified on this Schedule are Charged at the Staff Hourly Rate		pe; hour	2220 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	12000		
Tree Base Fee	\$250.00	per replacement tree (not subject to 3% Technology			, .	
A 3% Technology Surcharge will be applied to the listed fees per City Ordinance.	3% or fee	Surcharge)	1			
ncludes current 50% subsidy for single family permits]				
The state of the s						

EXHIBIT I PLANNING FEES – PREP PROCESS

Service Name	PREP Kick	PREP Submittal Fee		12.5	Current Initial .	Current Re- Submitted Fee*
Type of Application		22.00		je je s		
Type of Application		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15 . JAN 30 C.	E.o.	1 A 1 Tax 1 St 1 St 2	
the same of Contains blumout Ame	\$561.99	\$10,677.79	\$11,239.79		\$6.811.63	\$4,541,0
Attention of Geologic Hazard Area Binding Site Plan	\$161.99 \$467.66	\$10,617 79 \$8,655.66			\$5,443,19	53 628.0
Boundary Line Adjustment: All Others	\$337.53				\$2 :51 57	\$1,640,3
Boundary Line Adjustment: SFR	\$307.53	57 822 47			\$1,230,83	\$820.1
Conditional Use Permit	\$786 68	\$14,946,92			\$15,755.11	\$10,564.13
Development Agreement, Concurrent with Land Uso Entitlement (Long)	\$1,157 84	\$27,698.94	\$29,156,79		\$9,173.92	
Development Agreement, Stand Alone (Long)	\$1.457.84	\$27 698 94	\$29,156,78 \$22,451.41		\$12,412.09	
Development Agreement: Concurrent with Land Use Entitlement (Short)	\$1,322.57	\$21,328,84	\$22,45141		\$9,173.92	
Development Agreement: Stand Alone (Short)	\$1127.57	\$21,328,84			\$12,412,09	
Essential Public Facility	\$978.54	\$18.594.14			\$24.046.58	
Master Planned Development II: Associated with Site Plan Entitlement (SPE)	\$344,78	\$6,560.73	50,895.51		\$2,637,78	\$1,758.5
Master Ptanned Development II: Stand Alone	\$805.86	\$15 31 1 25			\$6,858.22	\$4 572.30 \$1 600.30
Master Planned Development IIIh Associated with Subdivision Assister Planned Development III Stand Alorse	\$320.01	\$6,232,23 \$16,054,43		-	\$2,979.34 \$7,746.28	\$1,986.3 \$5,164.4
Abster Planned Development IV. Associated to Conditional Use	\$844.97 \$339.49	\$6,450.24			\$7,746.28	\$2 626 0
Moster Planned Development IV: Essential Public Facility	\$292.79	\$5,563.01			\$3,938.78	32 320.U.
Master Planned Development IV. Essential Public Facility Master Planned Development IV. Stand Alone	\$923.70	\$17,540,78		-	\$10,240 B2	56 827.65
Master Planned Development, V. Associated with Conditional Use	5356.25	\$6,768.75		ı —	\$3,938,78	\$2,626.0
Muster Planned Development V. Associated with SPE	\$313.78	\$6,5£0.73			\$6,251.45	\$4,174.5
Master Planned Development V. Stand Alone	\$844.97	\$16 054 43		-	\$7,746,28	\$5,164.4
Right of Way Vacation	\$471.28	\$8,954.40			\$3,631.62	\$2,104.4
Shoreine Conditional Use Permit	\$490.53	\$9 320 15	\$5.810.69		\$10 682 57	\$ 6 722 56
Shoreline Substantial Development Permit; All Other	\$458.51	\$8.711.78		24.	\$4,569.96	\$3,113.4
Shoreline Substantial Development Permit w/ underlying Land Use Entitlement	\$275.51	\$5,234,76	\$5.510.28		\$2,291,29	\$1,527.6
Shoreline Substantial Development Pierme: SFR	\$180.75	52 464 10	\$3.615.00	_	\$2,334,98	\$15567
Shoreline Variance: All Others	\$356.63	\$7.535.89	\$7,932.51	٠,	\$8,837,54	\$5 891.9
Shoreline Variance: SFR	\$356.63	\$3,373,37		41	\$4 418 77	\$2 945 9
Short Subdivision	\$45,7 Ga	\$11.171.75			\$5717.32	\$3,811,73
Site Plan Entitlement > 6,000 square feet	\$727.00	\$13,813,00	\$14,540,00		\$10.551.10	\$7,034.42
Site Plan Entitlement < 6 500 square feet	\$715.26	\$13,589.93	§ [4 305 f9	. 1	\$6,060.25	\$4,040.3
Subdivision	\$708.49	\$13.461.27	\$ 14,169.75		\$11,917,35	\$7 945 34
Subdivision Alteration	5455 13	\$9.4£3.46	\$ 9 982 59		\$4 636 tO	\$3,090,89
Subdivision Vacation	\$515.30	59 75-0 70	\$10,395,00		\$4,636.10	\$3.090.09
Temporary Use - Long Term	\$385,30	\$7,320 77	\$7,706.07		\$3,223.98	\$2,149.43
Willows Rose Hill Demonstration Project	\$403.56	\$7,668.30	\$8,071.89		\$3,223.50	\$2,143.4
Wireless Communication Facility II	\$223 78	14.251.73	\$4.475.50			
Pranned Residential Development Modification	\$849.21	\$12,334,95	\$12,984,16		\$9,123.68	\$6,083.17
Master Planned Residential Development Modification	£6 49 21	\$12,334.95	\$12,984 t6		\$12,840.21	\$2,769.64
Master Planned Residential Development (NPRD) Modification, in conjunction with an			¥.2.2.2.7.13		V.2.521	
underlying Land Use Erstlement	\$243.58	\$4,628,00	\$4,871.58		12,640 21	1,769.64
Planned Residential Development (PRD) Modification: In conjunction with an underlying and Use Entitlement	\$743.58	\$4 628 0 0	\$ 4,871.58		9,173 66	6 053,17
Ascellaneous Requests Not Identified on this Schedule are Charged at the Staff Hourty Rate			\$111.76			
A 3% Tachreology Surcharge will be applied to the listed fees per City ordinance.			3% cause			

EXHIBIT 2 BUILDING FEES

Miscellaneous Fees

State Building Code Fees - \$4.50 per unit and \$2.00 for each additional unit.

Revision & Deferred Submittals – 2 hour minimum fee and charged at hourly rate or

fraction thereof after.

Permit Extensions granted at .5 hourly rate prior to expiration date. One extension allowed in plan review and during inspection for 180 days.

Green Nonattainment Fee shall apply when developers intending to build Green buildings change project scope to non-Green buildings. The nonattainment fee shall be set at 50% of the total permit fee.

Permits shall automatically become invalid unless the work authorized by such permit is commenced within 180 days after issuance and not suspended or abandoned for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such expiration, suspension, or abandonment has not exceeded 180 days. Code cycles may not be crossed over into from one year to the next without seperate permits and plan review.

Inspection outside normal business hours = 1.5 times hourly rate

Investigation fee is same as permit fee